



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD []

APPLICATION NO. ZBA-24-004

ZONING BOARD [X]

DATE OF SUBMISSION 10/4/2024

Filing Fee \$ _____ Receipt or Check No. _____ Received By: ICB

DO NOT WRITE ABOVE THIS LINE

1. TYPE OF APPLICATION: (Check as many boxes as applicable)

- | | | | | | |
|-------------------|--------------------------|-------------------|-------------------------------------|--------------|-------------------------------------|
| Minor Subdivision | <input type="checkbox"/> | Site plan Prelim. | <input checked="" type="checkbox"/> | C.40-55D-70A | <input type="checkbox"/> |
| Major Sub-Prelim | <input type="checkbox"/> | Site Plan Final | <input checked="" type="checkbox"/> | C.40-55D-70B | <input type="checkbox"/> |
| Major Sub-Final | <input type="checkbox"/> | Conditional Use | <input type="checkbox"/> | C.40-55D-70C | <input checked="" type="checkbox"/> |
| | | | | C.40-55D-70D | <input type="checkbox"/> |

2. APPLICANT'S NAME Craig Holcombe

STREET ADDRESS Hinkle Avenue TELEPHONE (609) 651-0900
CITY AND STATE Ewing, NJ ZIP CODE 08628

3. OWNER'S NAME Dina Zangrilli

STREET ADDRESS 2 Bywood Lane TELEPHONE _____
CITY AND STATE Trenton, NJ ZIP CODE 08638

4. LOCATION

STREET ADDRESS Hinkle Avenue TELEPHONE _____
SECTION No. 198 LOT NO. 106 TAX MAP _____ ZONE DIST. R-2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

APPLICANT IS REQUESTING VARIANCES TO CONSTRUCT A NEW SINGLE-FAMILY HOME AND A TWO-CAR DETACHED GARAGE ON A VACANT CORNER LOT. THE MINIMUM LOT AREA REQUIRED FOR A CORNER LOT IS 12,100 SQUARE FEET, AND A VARIANCE IS REQUIRED AS THE LOT IS ONLY 9,520 SQUARE FEET. THE MINIMUM LOT WIDTH REQUIRED FOR A CORNER LOT IS 110 FEET, AND A VARIANCE IS REQUIRED, AS THE LOT WIDTH IS ONLY 80 FEET. THE MINIMUM FRONT YARD SETBACK REQUIRED IS 40 FEET, AND THE AVERAGE NEIGHBORHOOD FRONT YARD SETBACK ON SUMMIT AVENUE IS 20 FEET; A VARIANCE IS REQUIRED, AS THE FRONT YARD SETBACK ON SUMMIT AVENUE WILL ONLY BE 21 FEET. THE APPLICANT IS ALSO REQUESTING ANY VARIANCES OR WAIVERS DEEMED NECESSARY BY THE ZONING BOARD.

6. DEED RESTRICTIONS OR COVENANTS:

NO YES Attach copy if yes. ARE TAXES PAID TO DATE: YES NO

7. ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:

Under Hardship Consideration:

The neighborhood analysis performed by Trenton Engineering shows that the the subject corner lot, while smaller, substantially conforms with other corner lots in the area.

ZONING SCHEDULE: RESIDENTIAL DISTRICT R-2

(V) INDICATES VARIANCE

(EX) INDICATES EXISTING NON-CONFORMITY

DESCRIPTIONS	REQUIRED	EXISTING LOT 106	PROPOSED LOT 106
Principal Building			
Minimum Lot Area (corner)	12,100 SF	9,520 (EX)	9,520 (EX)
Minimum Lot Area (interior)	10,000 SF	NA	NA
Minimum Lot Frontage	90'	80.0	80.0'
Minimum Lot Width (corner)	110	80.0' (EX)	80.0' (EX)
Minimum Lot Width (interior)	90'	NA	NA
Minimum Lot Depth	110'	119.0'	119.0'
Minimum Front Yard (Hinkle Ave)	40'	NA	41.0'
Average Neighborhood Front Yard (Summit Ave)	20'	NA	21.0'
Minimum Side Yard (Lot 107)	10'	NA	11.0'
Minimum Rear Yard (Lot 104)	35'	NA	32.0'
Maximum Building Height	2.5 sty./35'	NA	1.5 stor./
Maximum Building Coverage	18%	NA	17.7%
Maximum Lot Coverage	28%	5.0%	26.7%
Accessory Buildings			
Minimum Dist. to Prin. Bldg	20'	NA	22.0'
Minimum Dist. to side line	5'	NA	36.0'
Minimum Dist. to rear lot line	5'	NA	10.0'
Maximum Building Height	1 sty./15'	NA	1 stor./



8. ZONE REQUIREMENTS

See attached zoning schedule

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front						
One Side						
Both Sides						
Rear						
Other						
Height						
Bldg. Coverage						
Total Coverage						
Parking						
Other						
Other						
Other						

9. SPECIAL REASONS AND NEGATIVE CRITERIA: (To be completed for "D" variances):

[Empty box for special reasons and negative criteria]

10. REQUESTS FOR WAIVERS: (Reasons)

The neighborhood analysis performed by Trenton Engineering shows that the the subject corner lot, while smaller, substantially conforms with other corner lots in the area.

11. PREVIOUS APPEALS OR ACTIVITY:

NO YES If yes, Date: _____ Type: _____
Zoning Board Planning Board Approved Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer Trenton Engineering/ Craig Stratton Phone (609) 882-0616
Address 2193 Spruce Street, Ewing NJ 08638
Planner _____ Phone _____
Address _____
Lawyer _____ Phone _____
Address _____



13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION

1. Initial survey map - Trenton Engineering 2. Neighborhood analysis - Trenton Engineering

14. ADDITIONAL INFORMATION

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IMPORTANT NOTICE TO APPLICANT

Before filing this application or serving notices, inquiry should be made as to the next meeting of the Board. This application must be filed at least 10 days prior to the date set for hearing. At least 10 days prior to the time set for said hearing, applicant shall give personal notice to all owners of property situate within or without the municipality, as shown by the most recent tax lists of the municipality or municipalities whose property or properties shown by said lists are located within 200 feet of the said property to be affected by said appeal. Such notice shall be given by sending written notice thereof by registered or certified mail to the last known address of the property owners, as shown by the most recent tax lists of said municipality or by hand delivering a copy thereof to the said property owners.

Where the owners are partnerships, service upon any partner as above outlined shall be sufficient, and where the owners are corporations, service upon any officer, as above set forth, shall be sufficient.

Applicant agrees to pay all costs related to review and processing of this application. A set of drawings to scale showing all details, adjoining properties affected, and all features involved in the appeal should accompany application of appeal.

Applicant must provide satisfactory evidence of payment of taxes on the property under consideration.

Said applicant shall by AFFIDAVIT present satisfactory proof to the said Board at the time of the hearing that said notices have been duly served as aforesaid.

Corporations appearing before Ewing Township Planning or Zoning Board must be represented by an attorney at law of the State of New Jersey.

Craig Holcombe

Craig Holcombe 011120111757507

Applicant's Signature

H. Benjamin Sharlin

H. Benjamin Sharlin, Esq.
Attorney-at-Law, State of NJ
 4 Princess Rd.

Building 200, Suite 204
Lawrenceville, NJ 08648

(609) 585-0606






Zoning application

Final Audit Report

2024-10-04

Created:	2024-10-02
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"Zoning application" History

-  Document created by H. Benjamin Sharlin (hbsharlin@sharlinlaw.com)
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-  Document e-signed by Craig Holcombe (craigthebartender@gmail.com)
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